



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Board of Zoning Appeals – Fishers

DATE: 5/27/2026 at 6:00 PM

**ADDRESS: Fishers Municipal Center Theater,
1 Municipal Drive, Fishers, IN 46038**

Members of the public are encouraged to [submit comments to the board via this form](#) before 12 p.m. on the day of the meeting. Members of the public may [stream the live meeting online](#).

See the list of board members at FishersIN.gov/BZA.

- 1. Call to order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Previous Minutes**
 - a. 2-25-26
 - b. 3-4-26
 - c. 3-25-26
- 4. Public Hearings**
- 5. Old Business**
- 6. New Business**
 - a. **Circle K Signage**
Parcel: 15-10-35-00-00-017.001
Address: 11601 Allisonville Rd
Case: VA-26-3
Request: Consideration of a Development Standards Variance from Section 6.17.5.I.

of the City's Unified Development Ordinance (UDO) to allow four (4) digital sign panels at a fueling station: two (2) located in ground signs and two (2) located in the existing canopy.

Petitioner: Lindsey Olj & Ron Courtney

Planner: Grace Wiley

- 7. Staff Communication**
- 8. Board Signatures – Findings of Fact**
- 9. Adjournment**

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
February 25, 2026**

The Board of Zoning Appeals convened at 6:15 p.m.

In attendance: Steve Ferrucci, Tom Grinslade, Howard Stevenson. Jeffrey Silvey, and Greg Lannan were not in attendance. Others in attendance: Scott Frissell, Lucas Smith, Grace Wiley, Paul Walters, Kay Prange, Stefan Luebke, Steve and Jennifer Hiday.

Mr. Ferrucci made a Motion to approve the Minutes from the 1-28-26 meeting, seconded by all. The Motion was approved, 4-0.

Elections:

3 members were sufficient to hold Elections.

President: Mr. Stevenson nominated Mr. Ferrucci as President, seconded by Mr. Grinslade. The Motion passed, 3-0.

Vice-President: Mr. Ferrucci nominated Mr. Stevenson as Vice-President, seconded by Mr. Grinslade. The Motion passed, 3-0.

Board Secretaries, Recording Secretaries, Legal Counsel, Legal Publications were all approved, 3-0.

At this point, it was discussed that Mr. Grinslade would recuse himself from any vote, since he worked with the Petitioner on a previous 2019 variance as a builder.

Mr. Ferrucci explained that 3 members were sufficient to hold a meeting. 3 members were also sufficient to hold a vote, but Mr. Grinslade's decision to abstain did not allow a 2-member vote to be taken.

Mr. Ferrucci and Mr. Stevenson suggested different options for the Hiday and it was chosen that the BZA meeting would be rescheduled one week later, to March 4, 2026, at 5:30.

As there was no other business, the meeting was adjourned at 6:30 p.m.

Respectfully Submitted by:

Kay Prange

Kay Prange, Recording Secretary

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
March 4, 2026**

The Board of Zoning Appeals convened at 5:30 p.m. This is a Special BZA meeting.

In attendance: Steve Ferrucci, Howard Stevenson. Jeffrey Silvey. Tom Grinslade and Greg Lannan were not in attendance. Others in attendance: Rodney Retzner, Larry Lannan, Lucas Smith, Grace Wiley, Rob McMurray, Ross Hilleary, Christy Cashin, Kay Prange, J.D Durst, Steve and Jennifer Hiday.

Mr. Ferrucci made a Motion to approve the edited Minutes from the 1-28-26 meeting, seconded by all. The Motion was approved, 3-0. 2/25/26 DRAFT and 3/4/26 DRAFT minutes will be presented for approval at the 3/25/26 BZA meeting.

Public Hearings:

Hiday Impervious Surface

Parcel: 13-15-02-00-24-003.000

Address: 10747 Geist Cove Way

Case: VA-25-30

Request: Consideration of a Development Standards Variance from Section 3.2.3.B.5b. of the City's Unified Development Ordinance to allow impervious surface coverage of 55% for the installation of approximately 1200 square feet of pavers around a pool.

Petitioner: Stefan Luebke, on behalf of Steve & Jennifer Hiday

Planner: Grace Wiley

Mr. Durst and Grace Wiley presented. In the Staff Report, Grace gave No Recommendation to the Board. Mr. Stevenson made a Motion to approve, with Mr. Silvey seconding. The Motion was approved, 3-0, with the recording of the documents with the County.

As there was no other business, the meeting was adjourned at 5:40 p.m.

Respectfully Submitted by:

Kay Prange

Kay Prange, Recording Secretary

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
March 25, 2026**

The Board of Zoning Appeals was convened at 6:00 p.m. by Howard Stevenson.

In attendance: Howard Stevenson. Jeffrey Silvey. Tom Grinslade and Greg Lannan were in attendance. Steve Ferrucci was not in attendance. Others in attendance: Rodney Retzner, Lucas Smith, Grace Wiley, Paul Walters, Kay Prange.

Mr. Stevenson and the board agreed to bring forward the Minutes from 2/25/26, and 3/4/26 to May along with these minutes for 3/25/26 in order to have proper quorum for approval.

Public Hearings:

Baker Impervious Surface

Parcel: 13-15-12-00-54-011.000

Address: 9896 Backstretch Row

Case: VA-26-1

Request: Consideration of a Development Standards Variance from Exhibit H of Ordinance No. 100305E, known as the Southeast Fishers PUD, to allow an impervious surface coverage increase from 35% to 50% on a lot in Area B-1, for the installation of approximately 3000 square feet of pool patio.

Petitioner: Dale Baker

Planner: Grace Wiley

Mr. Baker (Petitioner) and Grace Wiley presented. He showed that drainage would flow away from all surrounding properties. They are open to additional mitigation of necessary. In the Staff Report, Grace gave No Recommendation to the Board. Fishers Stormwater has reviewed with no concerns.

Mr. Stevenson opened the Public Hearing. There were no comments so the Public Hearing was closed.

Mr. Stevenson asked for a Motion. Mr. Grinslade made a Motion to approve, with Mr. Silvey seconding. The Motion was approved, 4-0, with the condition that the documents be recorded with the County.

As there was no other business, the meeting was adjourned at 6:11 p.m.

Respectfully Submitted by:

Kay Prange

Kay Prange, Recording Secretary



Board of Zoning Appeals Staff Report

Meeting Date: May 27, 2026

DEPARTMENT CONTACT:

Grace Wiley

CASE NUMBER:

VA-26-3

PETITIONER:

Lindsay Olj

PROPERTY ADDRESS/LOCATION:

11601 Allisonville Rd

REQUEST: Consideration of a Development Standards Variance from Section 6.17.5.I. of the City's Unified Development Ordinance (UDO) to allow four (4) digital sign panels at a fueling station: two (2) located in ground signs and two (2) located in the existing canopy.

APPLICABLE REGULATIONS:
City of Fishers Unified Development Ordinance (UDO)

EXISTING ZONING:
C3 – Commercial

FISHERS 2040:
Regional Mixed Use

LOT SIZE: 0.91 Acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve, with Condition
 Continue
 Deny
 No Recommendation

ZONING HISTORY:

(317)595-3111
FishersIN.gov

facebook.com/Fishers.Indiana
@FishersIN

1 Municipal Drive
Fishers, Indiana 46038

Meeting Date: May 27, 2026

Case Number: VA-26-#

This property is zoned C3 and regulated by the City of Fishers Unified Development Ordinance (Ord. #07618F).

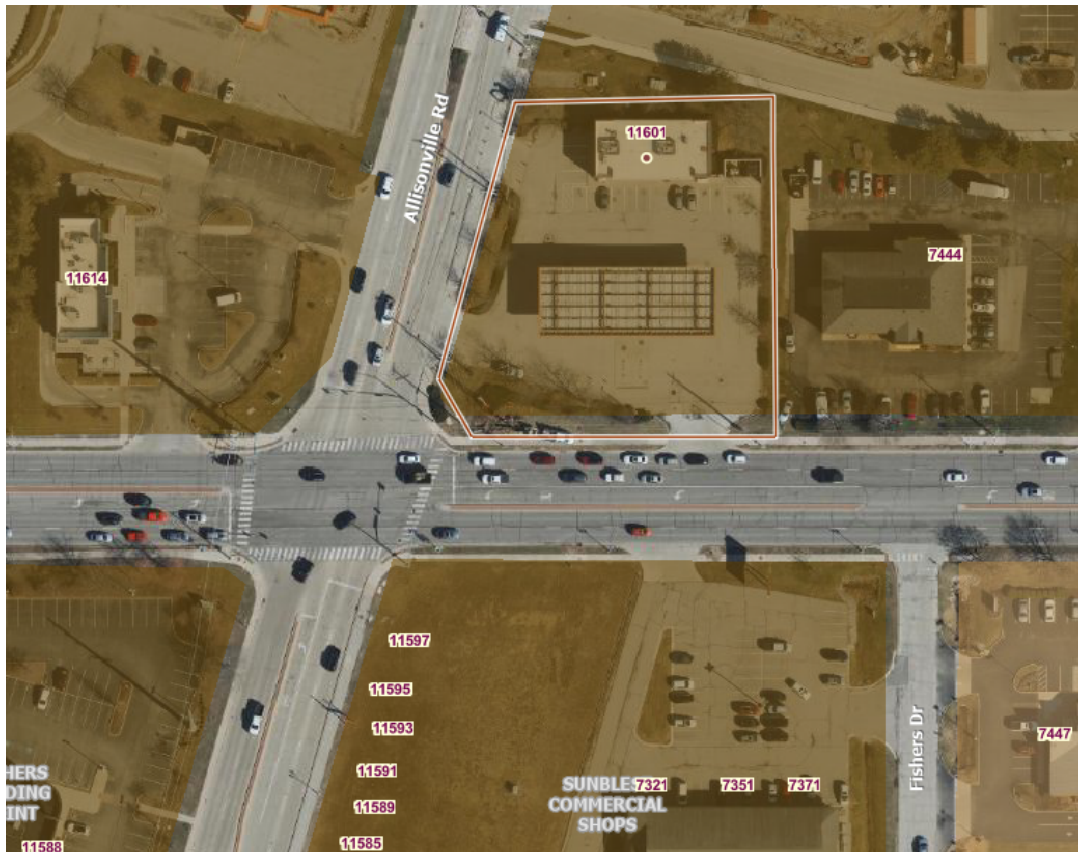
SURROUNDING LAND USE & ZONING:

North: C3 – Commercial
East: C3 – Commercial
South: C2 – Neighborhood Business
West: C3 – Commercial



FISHERS 2040 COMPREHENSIVE PLAN

The Fishers 2040 Plan identifies this area as Regional Mixed Use.



Regional Mixed Use

PURPOSE

Mixed use district that provides a community hub, with higher densities and intensities of commercial retail, employment centers, multi-family, attached residential, public spaces and institutional uses in a pedestrian friendly environment. The designation allows a broad range of commercial and employment uses, public services and a wide range of housing options. Development is pedestrian-oriented with a strong emphasis on design and street level activity and will range from low- to mid-rise in scale.

LAND USES

- > Commercial retail
- > Office
- > Employment center
- > Community center, open space
- > Upper floor residential

DENSITY/INTENSITY

- > May vary depending on proximity to single-family residential areas. The UDO may include additional standards and utilize more than one zoning district to regulate this category.

DEVELOPMENT FEATURES

- > Development shall protect and enhance natural environment.
- > Internal and external pedestrian and vehicular connectivity is required.
- > A mix of architectural styles with minimal front setbacks and parking on street or in rear.
- > Pedestrian accessible site and building design

EXAMPLES: Nickel Plate District, Saxony



The Depot at Nickel Plate is an example of a regional mixed use district, with retail and residences in the same structure. The garage parking provides opportunity for a building forward design and walkable streetscape.



Fishers District has examples of mixed use buildings with retail and office near a mix of attached and detached housing. The development features building-forward design with a walkable streetscape.

Meeting Date: May 27, 2026

Case Number: VA-26-#

SUMMARY OF PUBLIC COMMENTS:

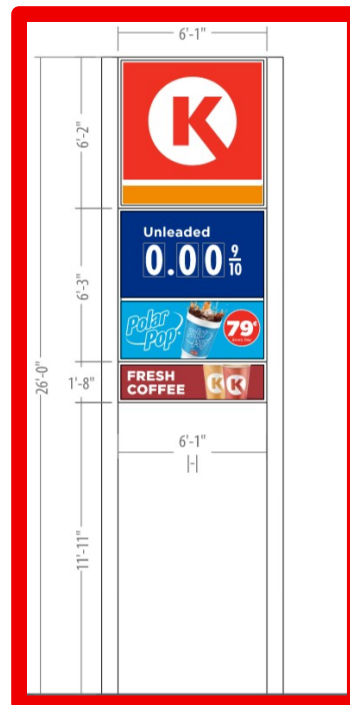
At the time of writing this Staff Report, no public comments have been received.

PETITION OVERVIEW:

The petitioner is requesting a Development Standards Variance from Section 6.17.5.I. of the City's Unified Development Ordinance (UDO) to allow four (4) digital sign panels at a fueling station: two (2) located in ground signs and two (2) located in the existing canopy.

The right-of-way acquisition for intersection improvements at E 116th Street and Allisonville Road requires the removal of the legal non-conforming 26-foot pylon sign. Staff has worked with the property owners to approve a replacement of the pylon sign with two ground signs. The petitioner is requesting this variance to allow digital pricing signage in both ground signs, as well as the existing canopy.

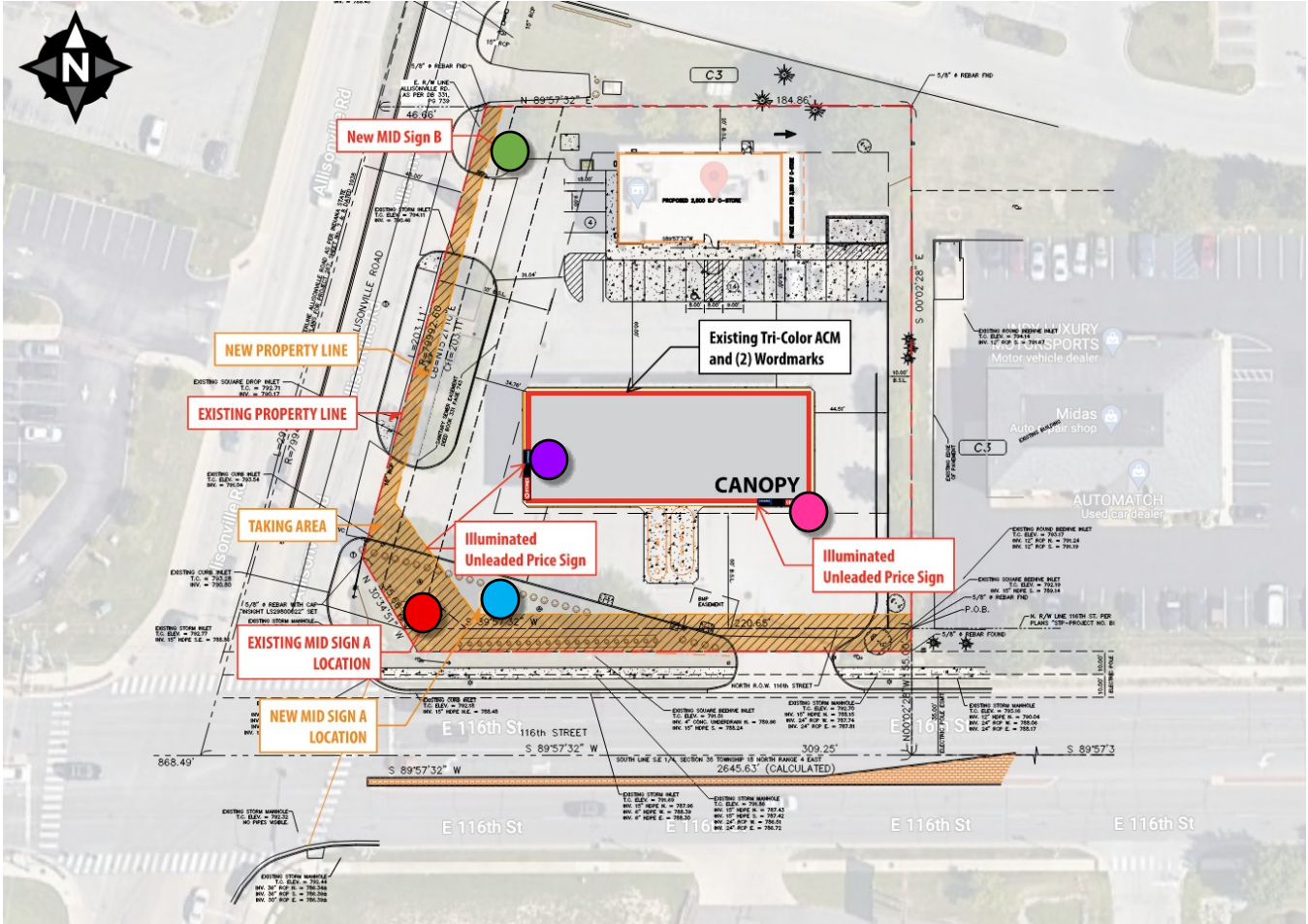
This item was heard as VA-24-16 in December 2024 and was denied. Since at least six (6) months have passed, the applicant was allowed to resubmit.



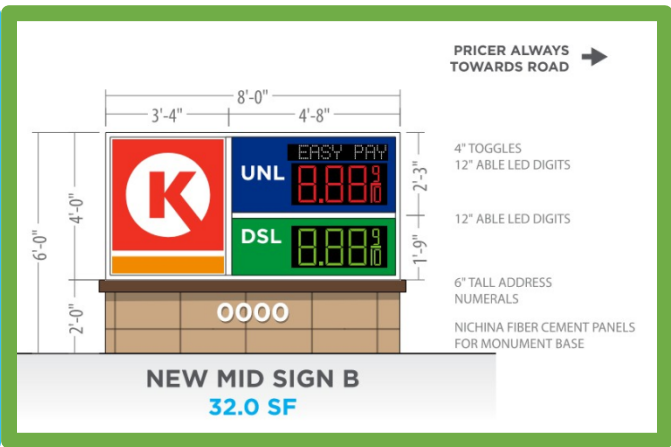
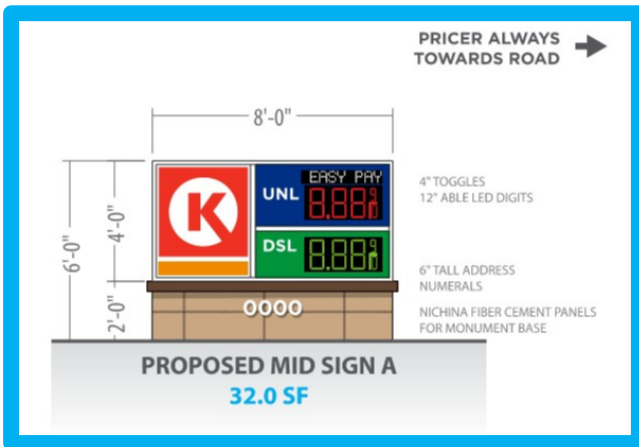
Existing pylon sign at the northeast corner of Allisonville Rd and 116th St

Meeting Date: May 27, 2026

Case Number: VA-26-#



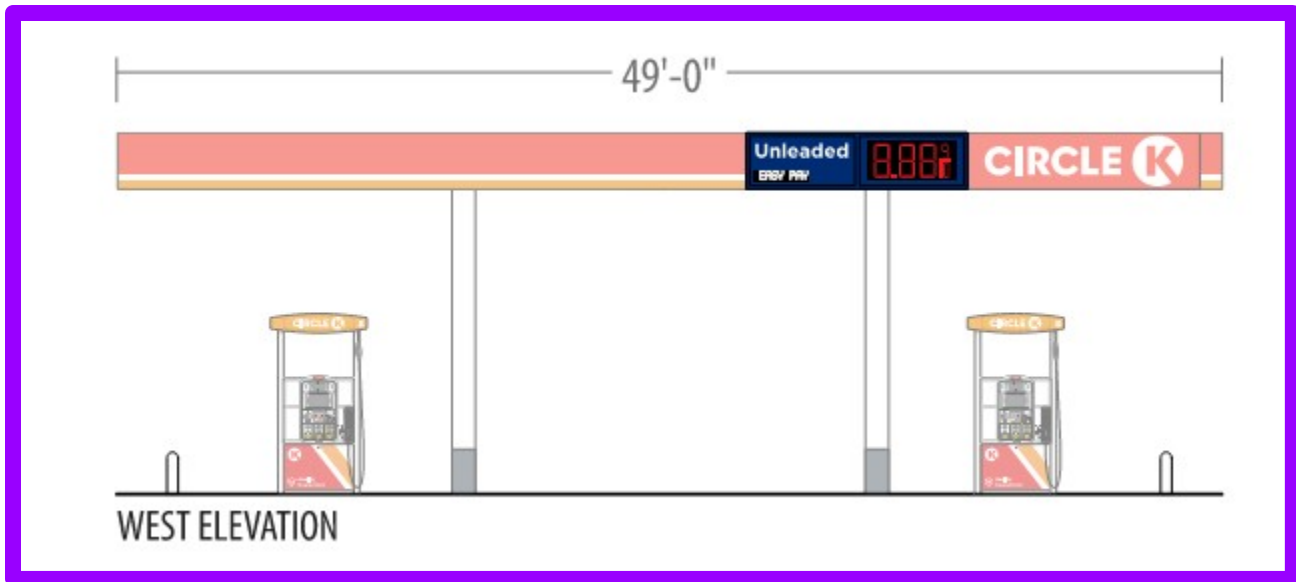
Aerial map of proposed and existing signage. Colored dots correspond to colored frames above & below.



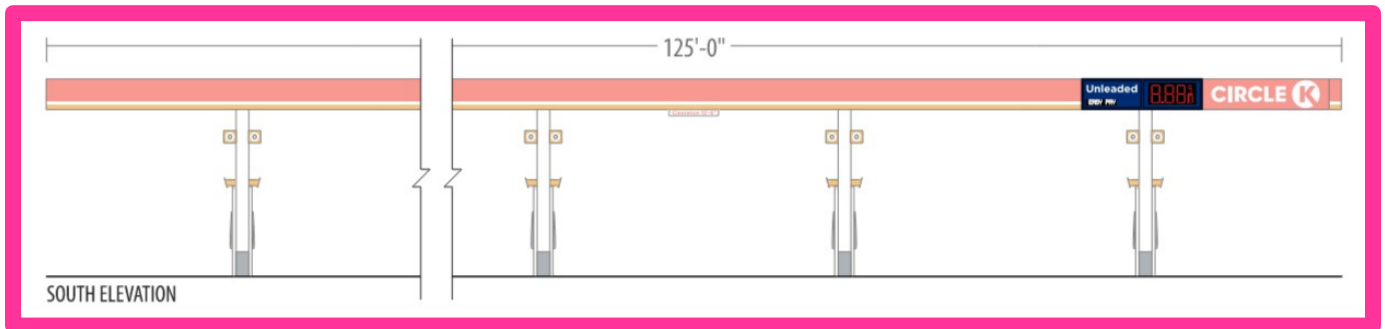
Proposed ground signs with digital pricing sign.

Meeting Date: May 27, 2026

Case Number: VA-26-#



Proposed digital pricing sign in existing canopy, west elevation.



Proposed digital pricing sign in existing canopy, south elevation.

STAFF RECOMMENDATION:

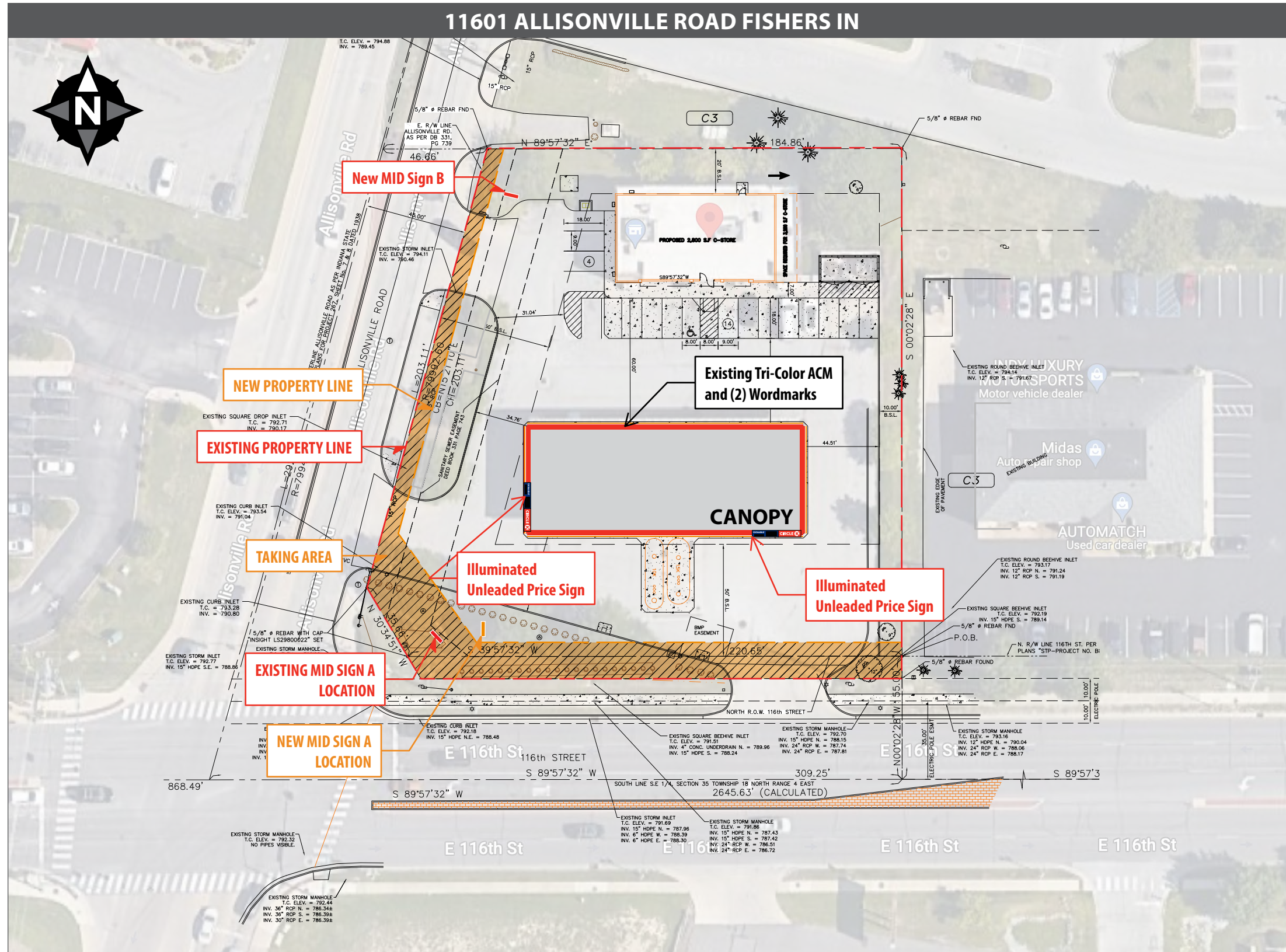
Staff recommends APPROVAL to the BZA for this variance request.

If the Board approves this Variance, Staff requests the following condition, and any others sought by the Board:

1. The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder's Office.

STAFF RECOMMENDATION

- Approve, with Conditions Continue Deny No Recommendation



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER	CIRCLE K
SITE NUMBER	2285

LOCATION	FISHERS, IN
ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	03/13/26

REVISION	02
SCALE	NTS

CORPORATE ID SOLUTIONS	5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773-763-9600 F: 773-763-9606 CORPORATEIDSOLUTIONS.COM
CUSTOMER ACCEPTANCE	THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC., CHICAGO, IL, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMERS AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC BY WAY OF LOAN. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR MAY IT OR THE INFORMATION IT CONTAINS BE DISCLOSED OR TRANSFERRED TO ANY OTHER PARTY OR PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.
SIGNATURE	_____



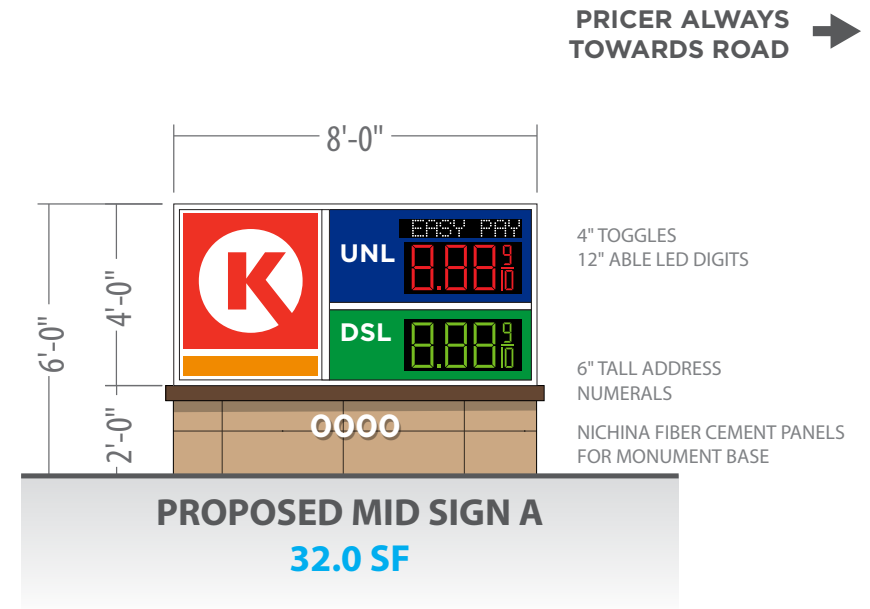
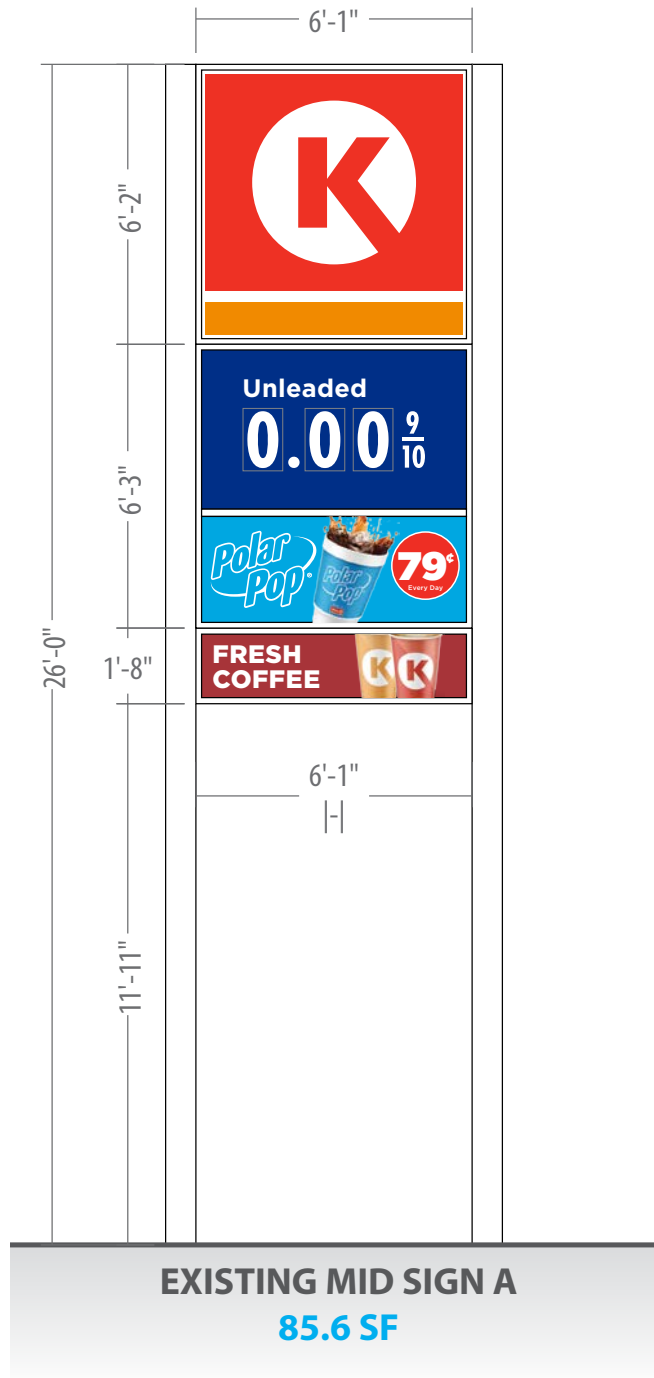
EXISTING

SCOPE OF WORK

- Remove existing Pole Sign
- Manufacture and install new Monument Sign

ARTWORK REFLECTS CURRENT SURVEY

NOTE: VARIANCE WILL BE REQUIRED FOR LED DIGITS



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REVISION
~~NOT A FINAL~~

SCALE
NTS

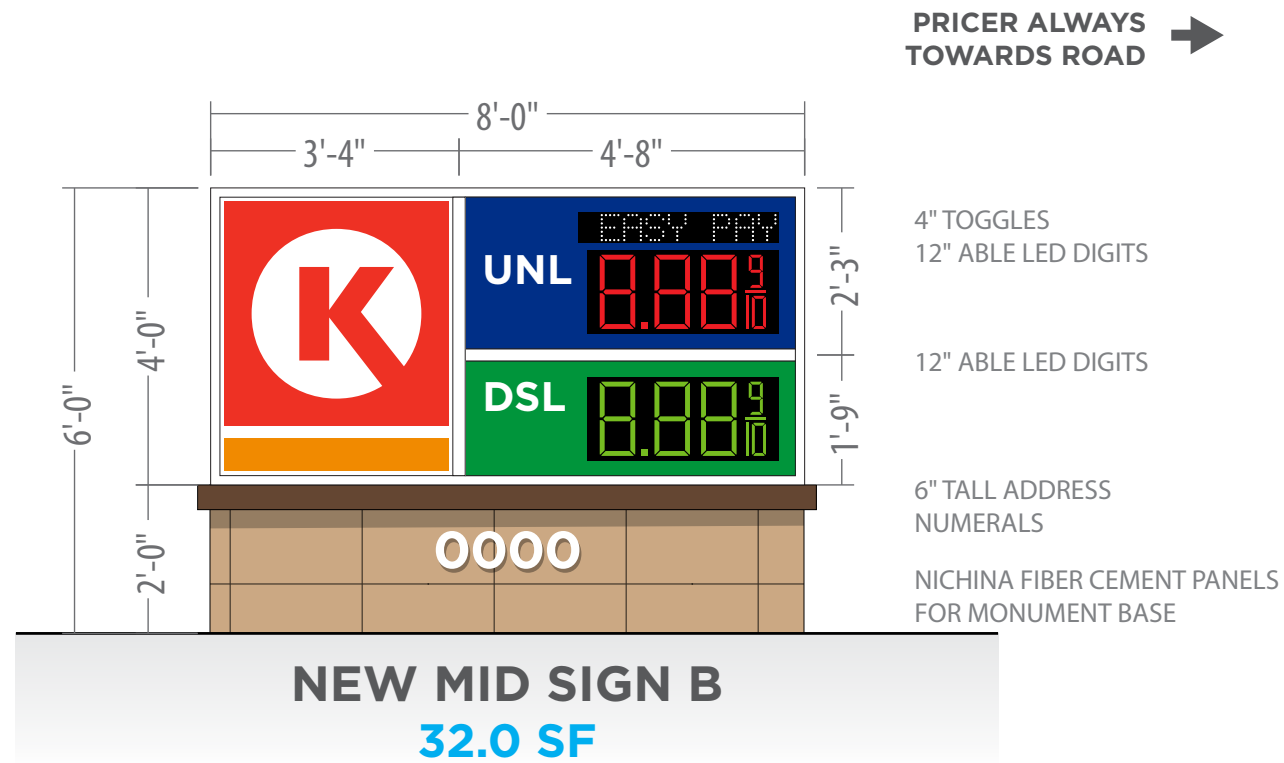
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SIGNATURE _____ DATE _____

NOTE: VARIANCE WILL BE REQUIRED FOR LED DIGITS



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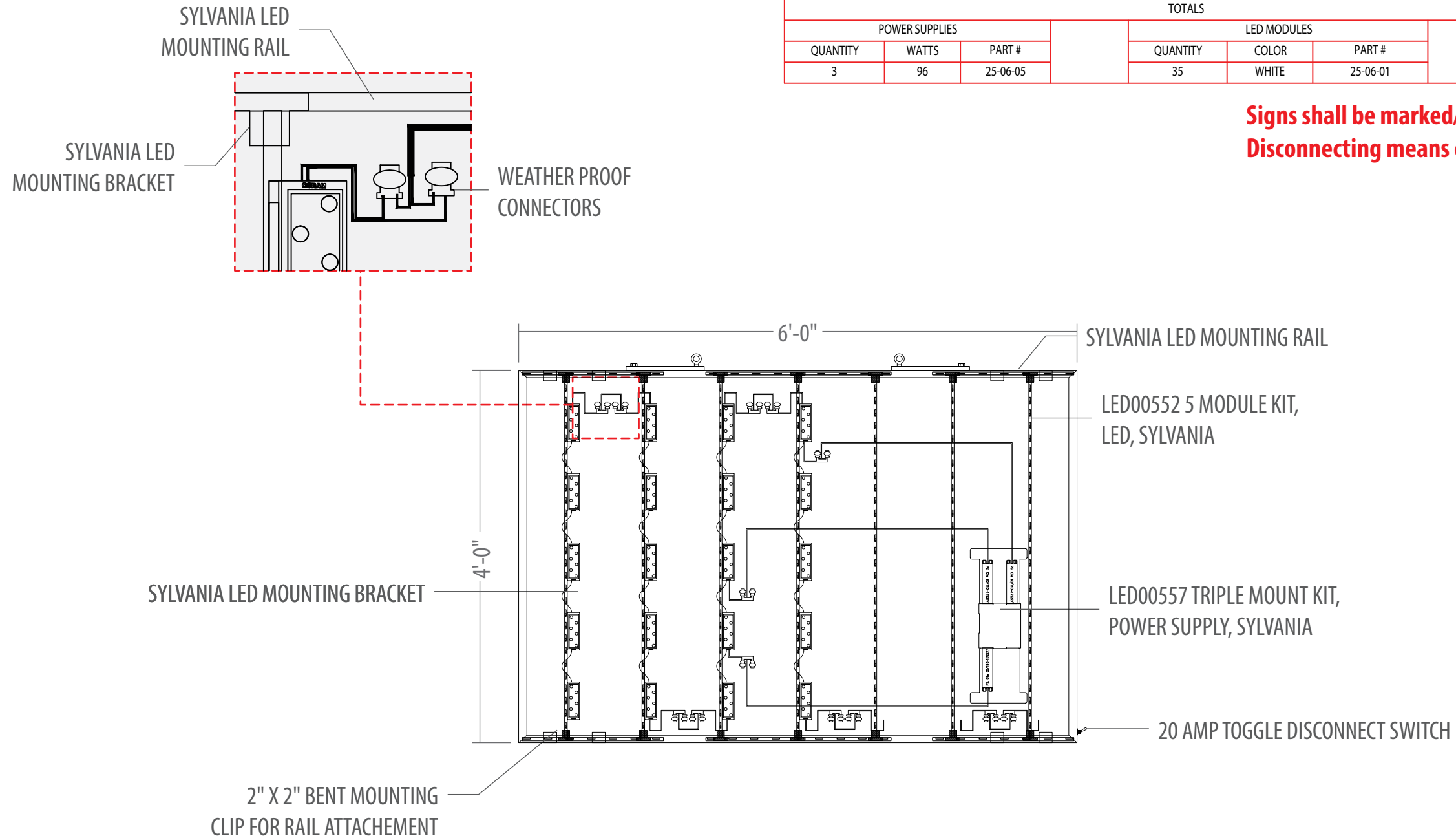
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SIGNATURE _____ **DATE** Page 14 of 19

OSRAM POWER SUPPLY BREAK DOWN & LED QUANTITIES									
POWER SUPPLY			CABINET	LED MODULES			QUANTITY OF LED MODULES PER OUTPUT	SERVICE DRAW (AMPS)	CIRCUIT #
POWER SUPPLY #	WATTS	PART #		QUANTITY	COLOR	PART #			
#1	96	25-06-05	12	WHITE	25-06-01	12	0.91	1 - 120 VAC 20 AMP SERVICE	
#2			12			12			
#3			11			11			
TOTALS									
POWER SUPPLIES			LED MODULES			SERVICE DRAW (AMPS)			
QUANTITY	WATTS	PART #	QUANTITY	COLOR	PART #				
3	96	25-06-05	35	WHITE	25-06-01	2.73			

**Signs shall be marked/listed according to NEC 600.4
Disconnecting means complying with NEC 600.6**



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2285

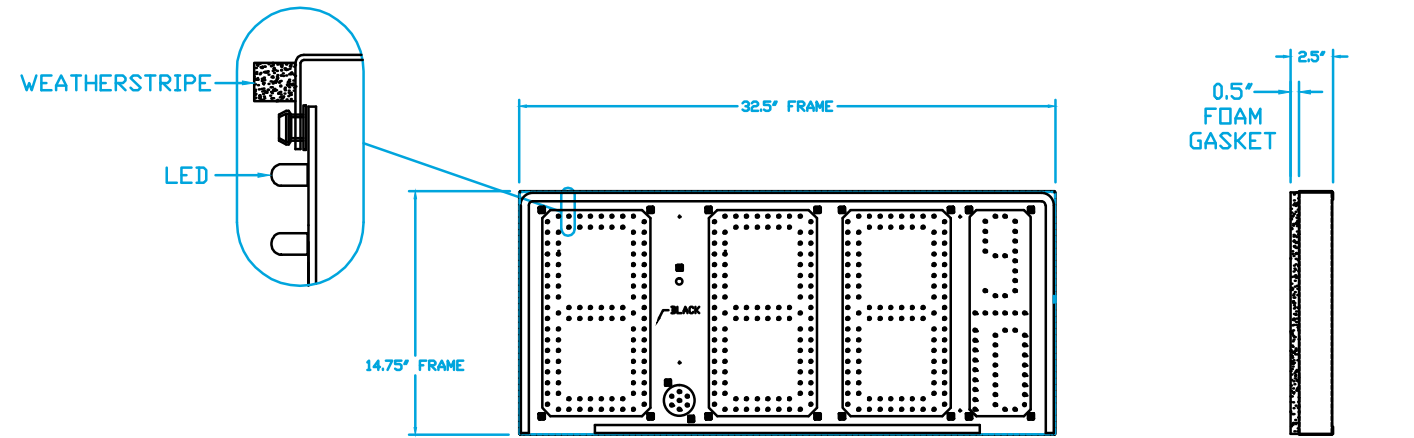
LOCATION
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REVISION
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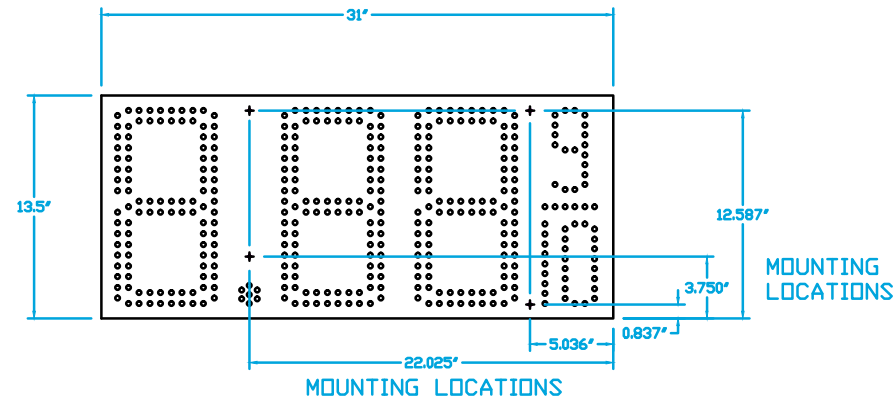
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SIGNATURE _____ **DATE** Page 15 of 19

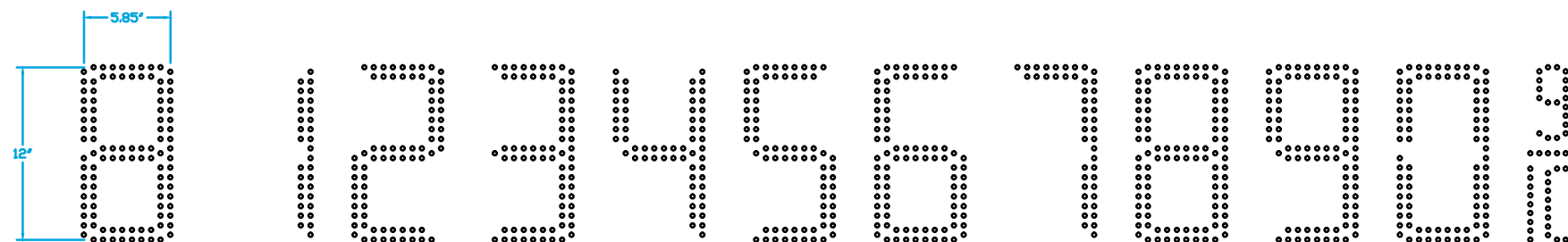


FRONT VIEW

FRONT VIEW



WINDOW



NOTES:

GENERAL

DIGITS ARE 12" NOMINAL HEIGHT.

MECHANICAL

ABLE APPLIED TECHNOLOGIES IS NOT RESPONSIBLE FOR THE MOUNTING STRUCTURE OR FOR THE ADEQUACY OF ATTACHMENT TO THE STRUCTURE. STRUCTURE AND ATTACHMENT MUST CONFORM TO ALL APPLICABLE BUILDING CODES

WEIGHT 7.5LBS

ELECTRICAL

PROVIDE A 90-265V AC, 15 AMP CIRCUIT FOR POWER.

EACH PRICELINE CONFORMS TO CLASS 2 AND LIMITED TO LESS THAN 100W AND 19VDC FOR GREEN AND 15.0VDC FOR RED.

LISTED IN UL SAMS MANUAL

SERVICE AND ELECTRICAL HOOKUP ACCESS IS THROUGH THE BACK OF THE DISPLAY ONLY.

IF THE POWER TO THE DISPLAY IS TEMPORARILY DISRUPTED, DISPLAY FUNCTIONS WILL BE RETAINED IN MEMORY TO CONTINUE OPERATION WHEN POWER IS RESTORED.

PCU DIGITS AND WIRING ARE CONFORMAL COATED FOR USE IN DAMP CONDITIONS.

ON BOARD MEMORY FOR PRICE AND SETTINGS.

DIMMING, BLINK AND DIAGNOSTIC FUNCTIONS BUILT-IN AND ADJUSTABLE FROM REMOTE CONTROL.

THERMAL

PCU TEMPERATURE -40 TO +85°C. POWER SUPPLY -20° TO +85°C.



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
CIRCLE K
SITE NUMBER
2285

LOCATION
FISHERS, IN
ACCOUNT REP
BEN DEHAYES

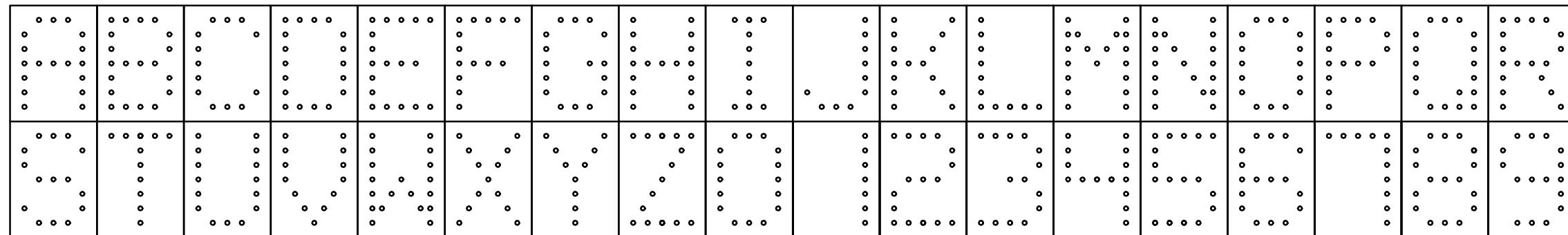
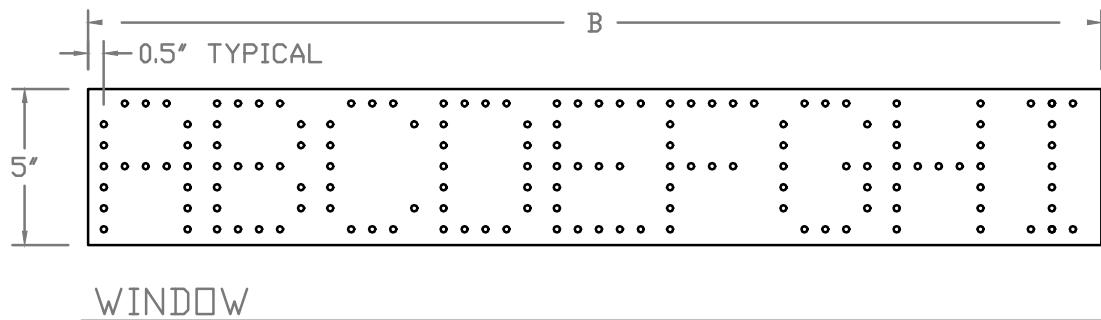
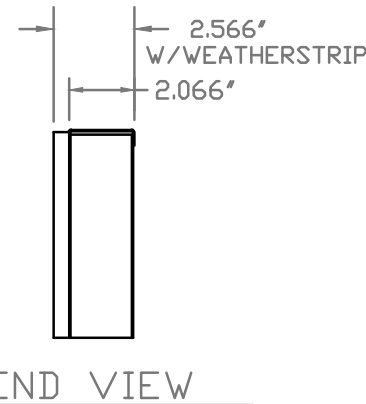
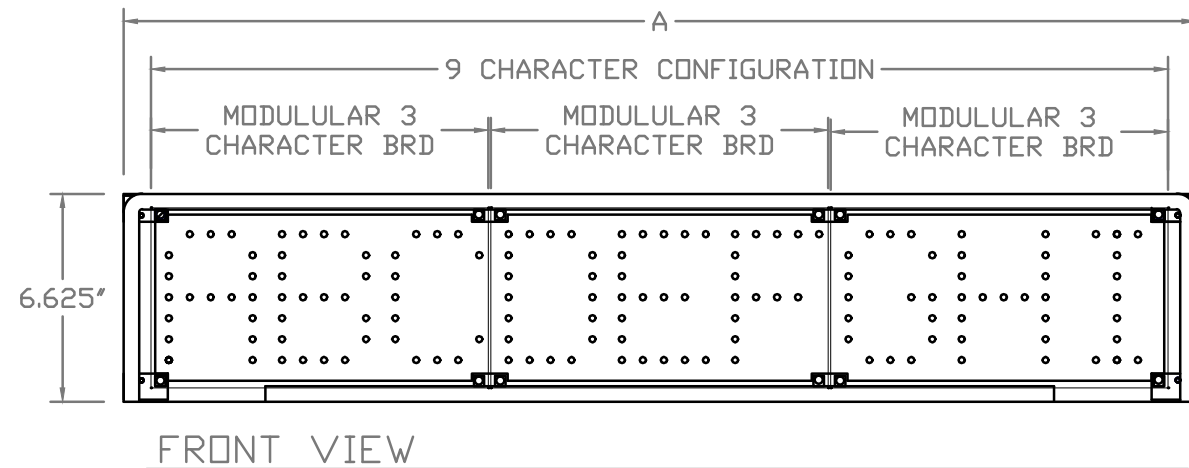
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03/13/26

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SCALE
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SIGNATURE _____ **DATE** Page 16 of 19

PART NUMBER	COLOR	CHARACTERS	DIM A	DIM B
KT-U4TD-6CR	RED	6	23.25"	21.5"
KT-U4TD-6WR	WHITE	6	23.25"	21.5"
KT-U4TD-9CR	RED	9	34"	32.25"
KT-U4TD-9WR	WHITE	9	34"	32.25"
KT-U4TD-12CR	RED	12	44.75"	43"
KT-U4TD-12WR	WHITE	12	44.75"	43"



NOTES:

GENERAL

DIGITS ARE 4" NOMINAL HEIGHT.

MECHANICAL

ABLE APPLIED TECHNOLOGIES IS NOT RESPONSIBLE FOR THE MOUNTING STRUCTURE OR FOR THE ADEQUACY OF ATTACHMENT TO THE STRUCTURE. STRUCTURE AND ATTACHMENT MUST CONFORM TO ALL APPLICABLE BUILDING CODES.

WEIGHT 2.5 LBS

ELECTRICAL

VOLTAGE INPUT: 90-265V AC, 1 AMP.

UNIT CONFORMS TO CLASS 2 REQUIREMENTS AND LIMITED TO LESS THAN 60W PER SET FOR EITHER RED OR WHITE VERSIONS

SERVICE AND ELECTRICAL HOOKUP ACCESS IS THROUGH THE BACK OF THE DISPLAY ONLY.

IF THE POWER TO THE DISPLAY IS TEMPORARILY DISRUPTED, DISPLAY FUNCTIONS WILL BE RETAINED IN MEMORY TO CONTINUE OPERATION WHEN POWER IS RESTORED.

PCB AND WIRING ARE CONFORMAL COATED FOR USE IN DAMP CONDITIONS.

ON BOARD MEMORY FOR PRICE AND SETTINGS.

DIMMING, BLINK AND DIAGNOSTIC FUNCTIONS BUILT-IN AND ADJUSTABLE FROM REMOTE CONTROL.

SPECIFICATION:

TEMPERATURE -40 TO +85°C. POWER SUPPLY -20° TO +85°C.



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
CIRCLE K
SITE NUMBER
2285

LOCATION
FISHERS, IN
ACCOUNT REP
BEN DEHAYES

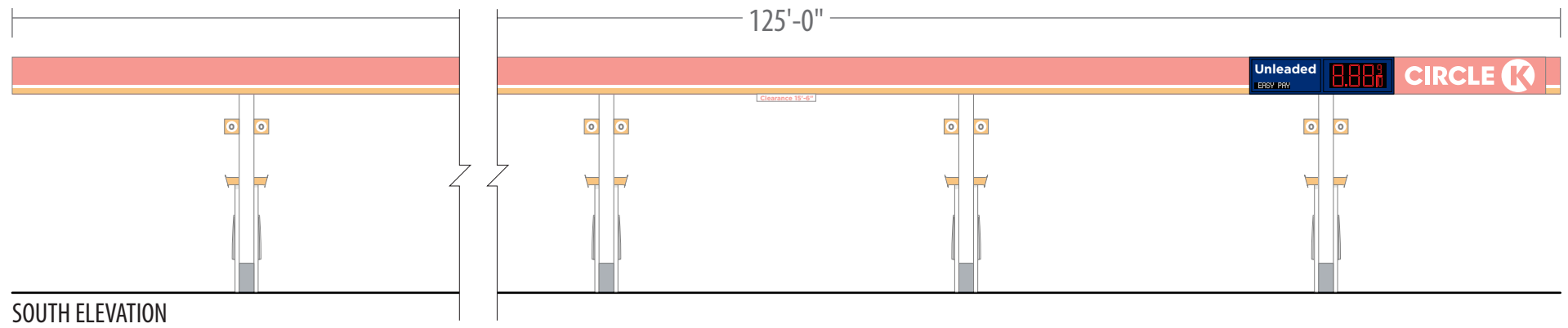
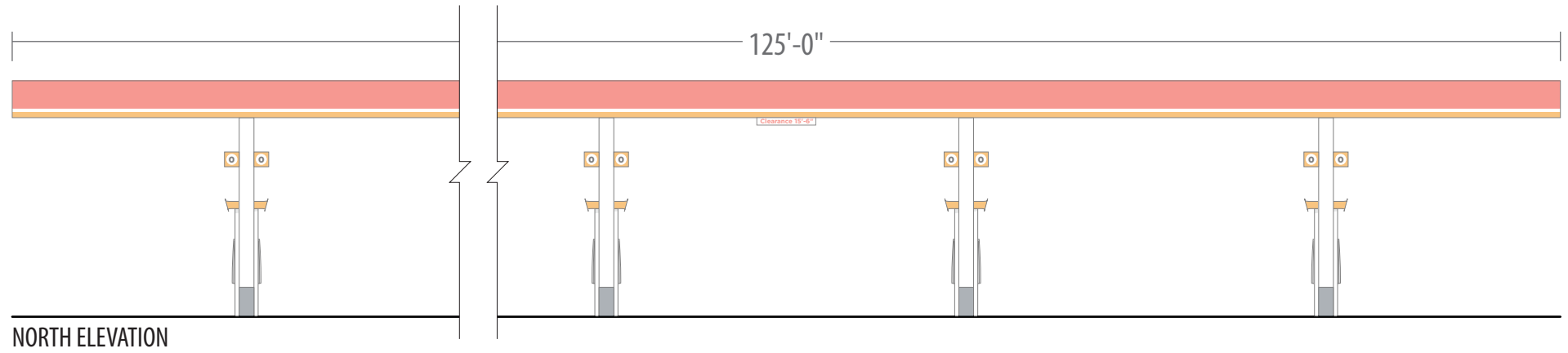
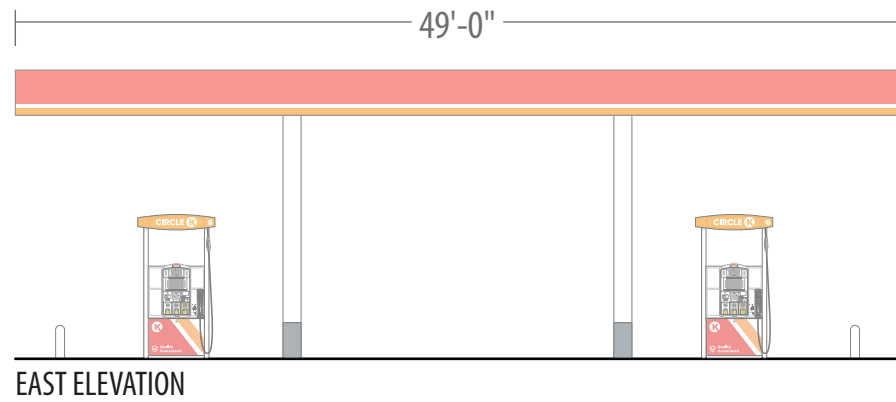
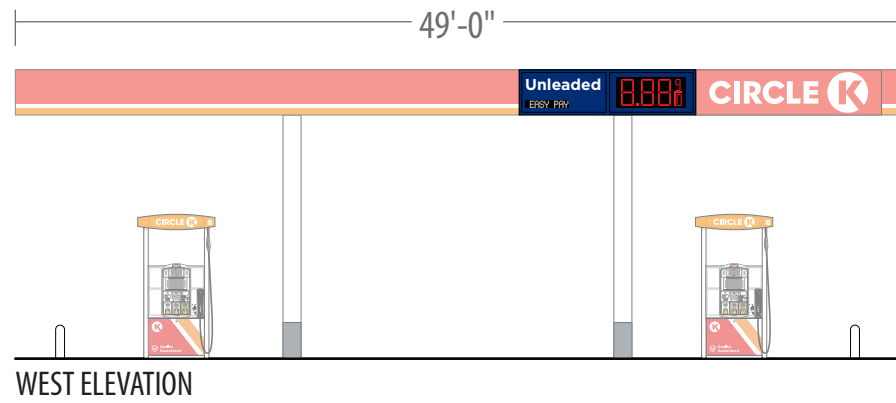
DRAWN BY
MH
DATE
03/13/26

REVISION
~~NOT APPLICABLE~~
SCALE
NTS

CORPORATE ID SOLUTIONS
5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-763-9600 | F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

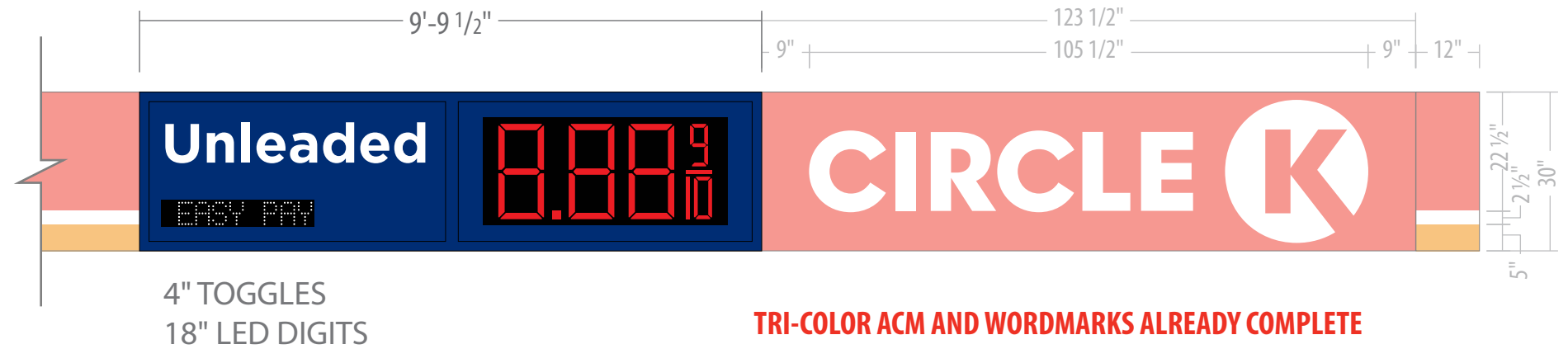
CUSTOMER ACCEPTANCE
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SIGNATURE _____ **DATE** Page 17 of 19



GAS CANOPY SUMMARY
ARTWORK REFLECTS CURRENT SURVEY

SOUTH ELEVATION			
Gas Island Canopy Fascia	2'-6" x 125'-0"	312.5 SF	7.9% of available space
Illum. Unleaded Price Sign	2'-6" x 9'-9 1/2"	24.8 SF	
WEST ELEVATION			
Gas Island Canopy Fascia	2'-6" x 49'-0"	122.5 SF	20.2% of available space
Illum. Unleaded Price Sign	2'-6" x 9'-9 1/2"	24.8 SF	
NORTH ELEVATION			
Non-illuminated Red, White, and Orange ACM panels			
EAST ELEVATION			
Non-illuminated Red, White, and Orange ACM panels			



COLUMN PAINT SCHEDULE (SEMI-GLOSS FINISH)

- SW #7570 Egret White - From gray to bottom of canopy
- SW #6236 Grays Harbor - From grade to 24" above grade



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
CIRCLE K

SITE NUMBER
2285

LOCATION
FISHERS, IN

ACCOUNT REP
BEN DEHAYES

DRAWN BY
MH

DATE
03/13/26

REVISION
~~NOT APPLICABLE~~

SCALE
NTS

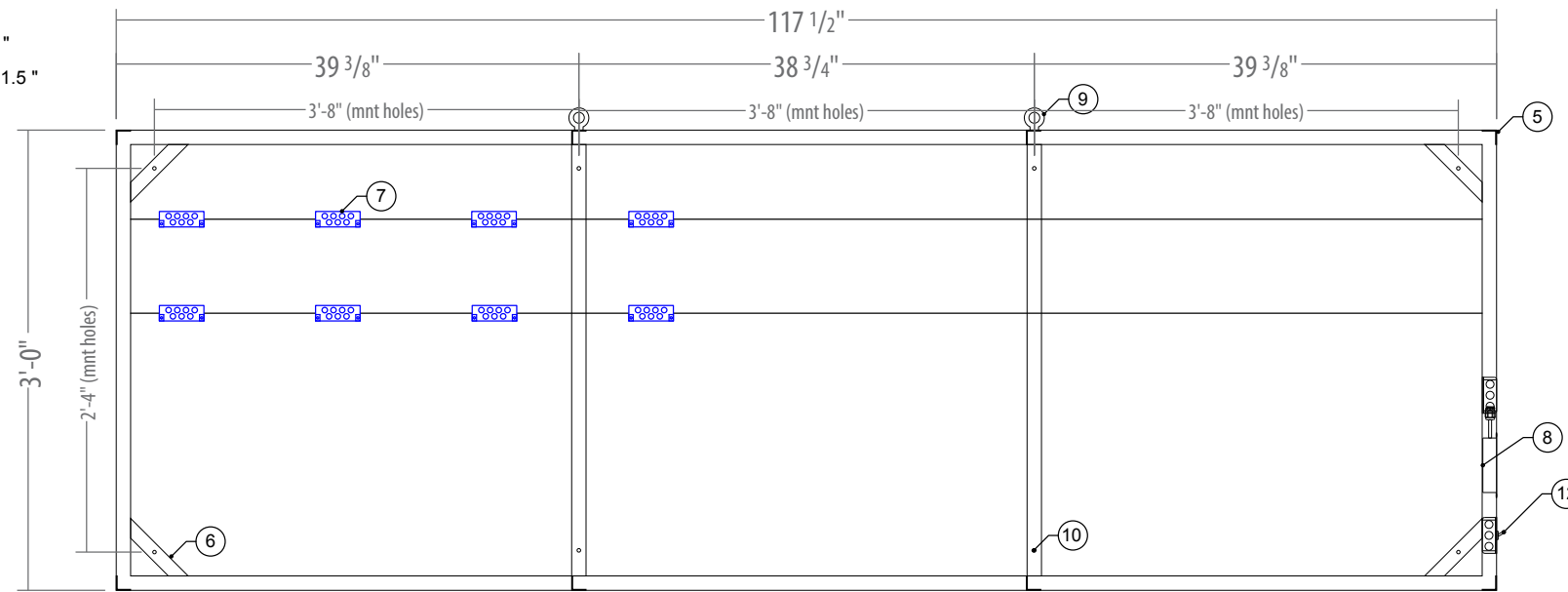
CORPORATE ID SOLUTIONS
5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-763-9600 | F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

CUSTOMER ACCEPTANCE

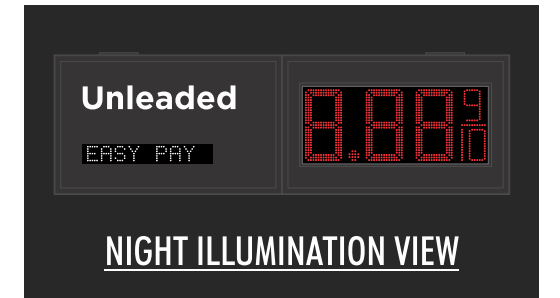
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SIGNATURE _____ **DATE** _____

1. EXTRUDED ALUM FILLER 7"
2. EXTRUDED ALUM FLAT BACK ADAPTER 1"
3. EXTRUDED ALUM FLAT H-BAR RETAINER 1.5"
4. SHEET ALUM .063" WHITE/WHITE
5. ANGLE ALUM 1.5" X 1.5" X .125"
6. STRAP ALUM 1.5" X .25"
7. USLED TDXL WHITE LED MODULE (40)
8. USLED POWER SUPPLY 96 WATT (2)
- MODEL # PSB-1-24-96
- 2.0 AMPS TOTAL @ 120 VAC
9. EYEBOLT .5" X 1.5"
10. 3/8" MOUNTING HOLES (8)
11. LAG FASTENER 1/4" (8)
12. SERVICE SWITCH



**Signs shall be marked/listed according to NEC 600.4
Disconnecting means complying with NEC 600.6**

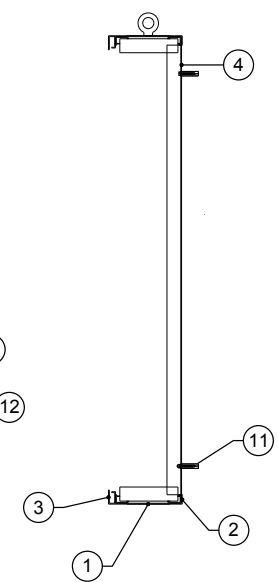
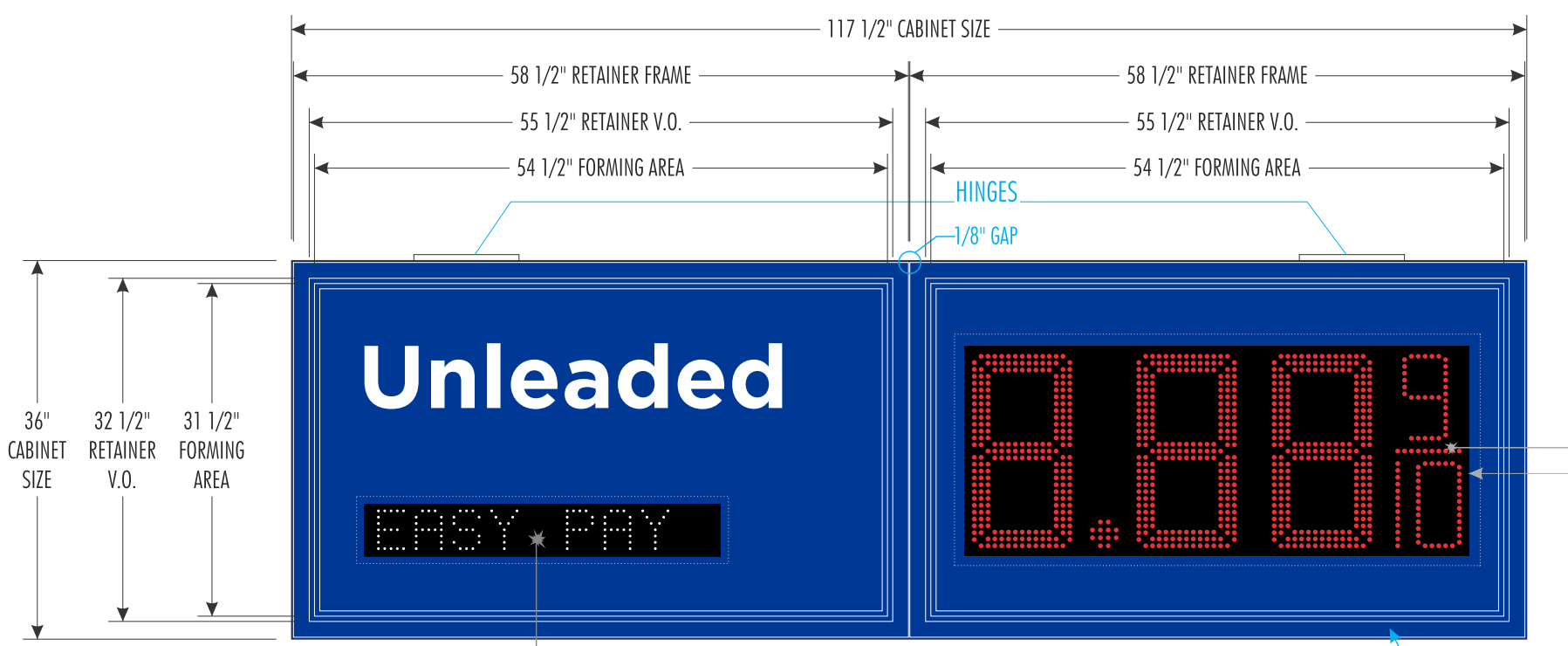


PARTS LIST:

ITEM	DESCRIPTION	
A	WHITE	
B	3M 3630-157 Sultan	PMS 287
C	BLOCKOUT	
D		
E		
F		

MATERIAL LIST

1	ALUMINUM
2	PLASTIC FACE
3	3M VINYL
4	1 1/2" STRUCTURAL RETAINER



**SECOND SURFACE DECORATION
SCALE: 1:14**

NOTE: WEIGHTS AND MEASURES

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
 - GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"
 - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLIT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
**3' x 10' APPROX.
ILLUMINATED SINGLE FACE
1P PRICER CANOPY CABINET SIGN**

4" WHITE ABLE ALTERNATOR LEDS OPTIONS:

EASY PAY

CREDIT

ALL ALTERNATE MESSAGES MUST BE PROGRAMED PRIOR TO SHIPPING AND INSTALLER-CONFIRMED UPON INSTALL

TO BE MADE WITH ABLE (CIRCLE K) LEDS: 1CKAAT18R1-7SSF



CUSTOMER
CIRCLE K

SITE NUMBER
2285

LOCATION
FISHERS, IN

ACCOUNT REP
BEN DEHAYES

DRAWN BY
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